

**ONE RESIDENCE**

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ONE RESIDENCE

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and Design

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**ONE** *is not just*  
**WHERE**  
**YOU LIVE,**  
*it's* **HOW**  
**YOU**  
**LIVE**





# ONE RESIDENCE

The concept of 'One' permeates every aspect of the luxurious living experience at ONE RESIDENCE. Here, residents thrive as part of an exclusive inner circle, where each person's contribution enriches the collective experience.





DUBAI

# ONE *step* AHEAD

Strategically positioned at the world's crossroads, Dubai is a unique blend of cultural abundance and a flourishing economy. Unveiling itself as the new global center since the start of the 21<sup>st</sup> century, Dubai is the benchmark of a new era of lifestyle, leisure, and beyond.





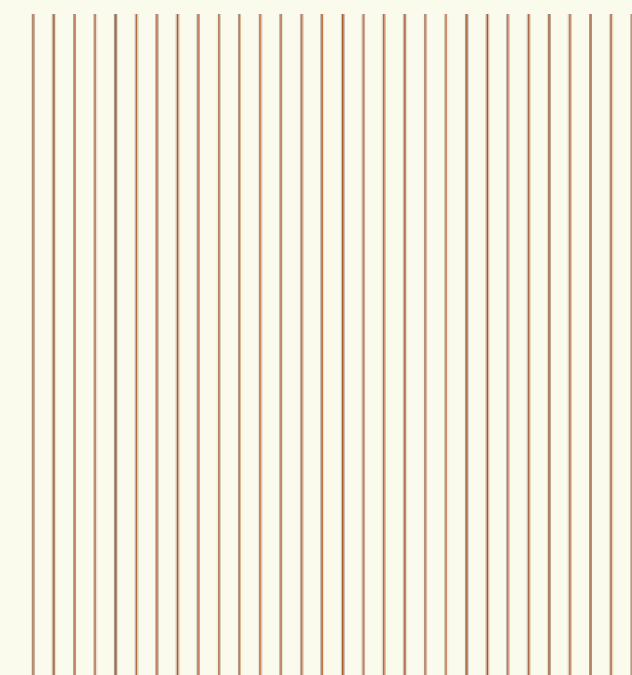


# Why INVEST

- STRATEGIC LOCATION
- INVESTOR FRIENDLY POLICIES
- TAX-FREE ECONOMY
- GOLDEN VISA
- ONE OF THE WORLD'S SAFEST CITIES
- WORLD-CLASS INFRASTRUCTURE
- QUALITY OF LIFE
- STATE-OF-THE-ART EDUCATION & HEALTHCARE
- THE CLEANEST CITY IN THE WORLD\*
- MOST DESIRABLE GLOBAL DESTINATION FOR EXPATS\*\*

\*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

\*\* Dubai topped the wish lists of an incredible 60 countries in Remity's study 'The cities the world wants to move to'



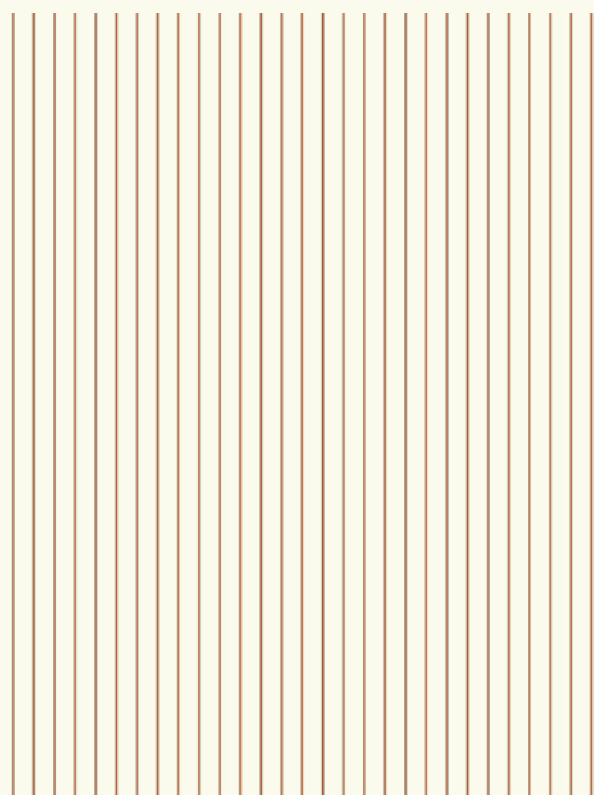
The image features a decorative background on the left side consisting of a grid of overlapping circles. The circles are arranged in a staggered pattern, with each circle overlapping its neighbors. The circles are filled with a dark, muted blue color, and their outlines are defined by a thin, light blue line. The right side of the image is a solid, light blue background. The text "DOWNTOWN DUBAI" is positioned in the upper right quadrant of the light blue area. The word "DOWNTOWN" is in a dark blue, serif font, and "DUBAI" is in a white, serif font.

DOWNTOWN  
DUBAI

# ONE *in a* MILLION

ONE RESIDENCE isn't just an exclusive address; it's your gateway to a life that's both exciting and rewarding.

Nestled in the heart of Downtown Dubai, ONE RESIDENCE offers a unique chance to invest in a world-renowned destination.







# ICONIC *landmarks at your* DOORSTEP

Live near the world-famous Burj Khalifa and Dubai Mall. Immerse yourself in the city's exciting scene.

From michelin-star restaurants, world-class theaters and shopping, to lively nightlife, ONE RESIDENCE puts you in the center of the action.



# GETTING *around* MADE EASY

Aptly called 'The Centre of Now', Downtown Dubai, bordered on either side by Sheikh Zayed Road and Financial Centre Road, is the true heart of the emirate.

With major highways and the Dubai Metro nearby, exploring the city is a breeze.







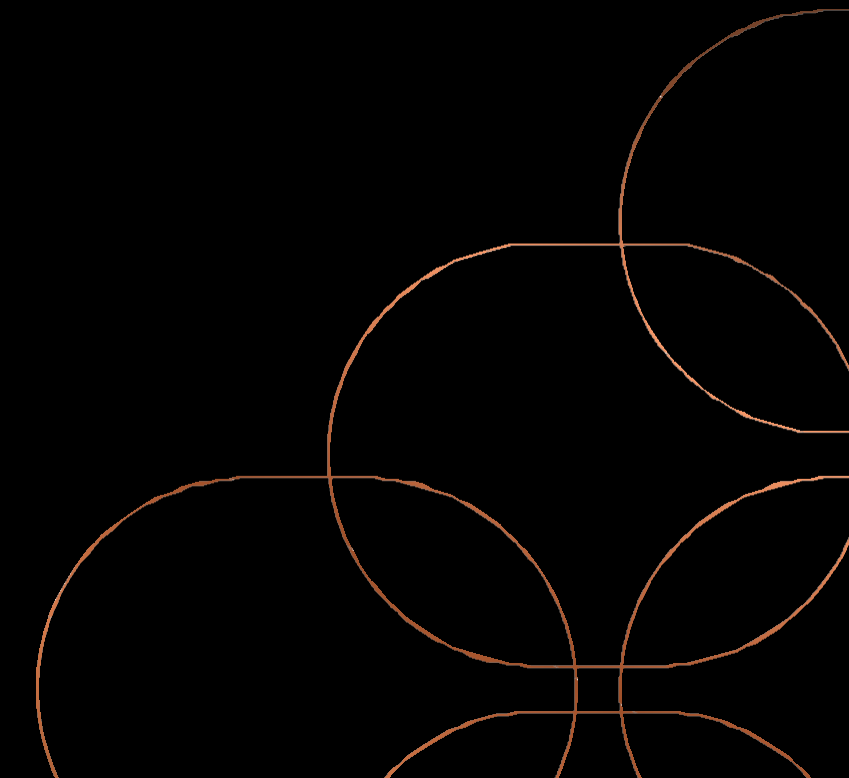
# PROVEN *real estate* MARKET

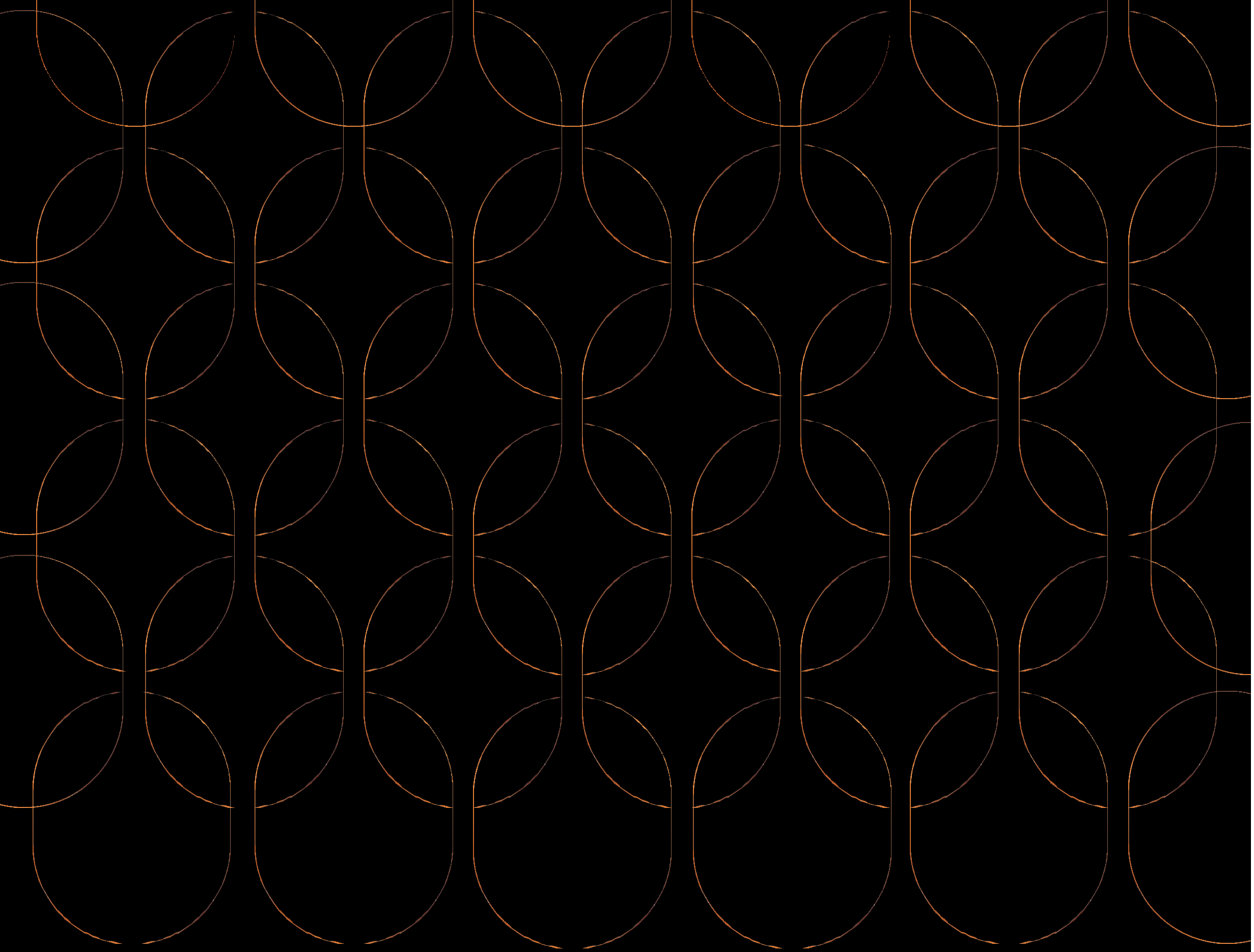
Properties in Downtown Dubai have a history of increasing in value. With a strong market and consistent growth, you can benefit from the area's popularity with both local and international buyers.

**133%** Increase in Downtown property transactions in last three years.\*

**41%** Increase in rents in the last three years.\*

\*Source: DXBinteract



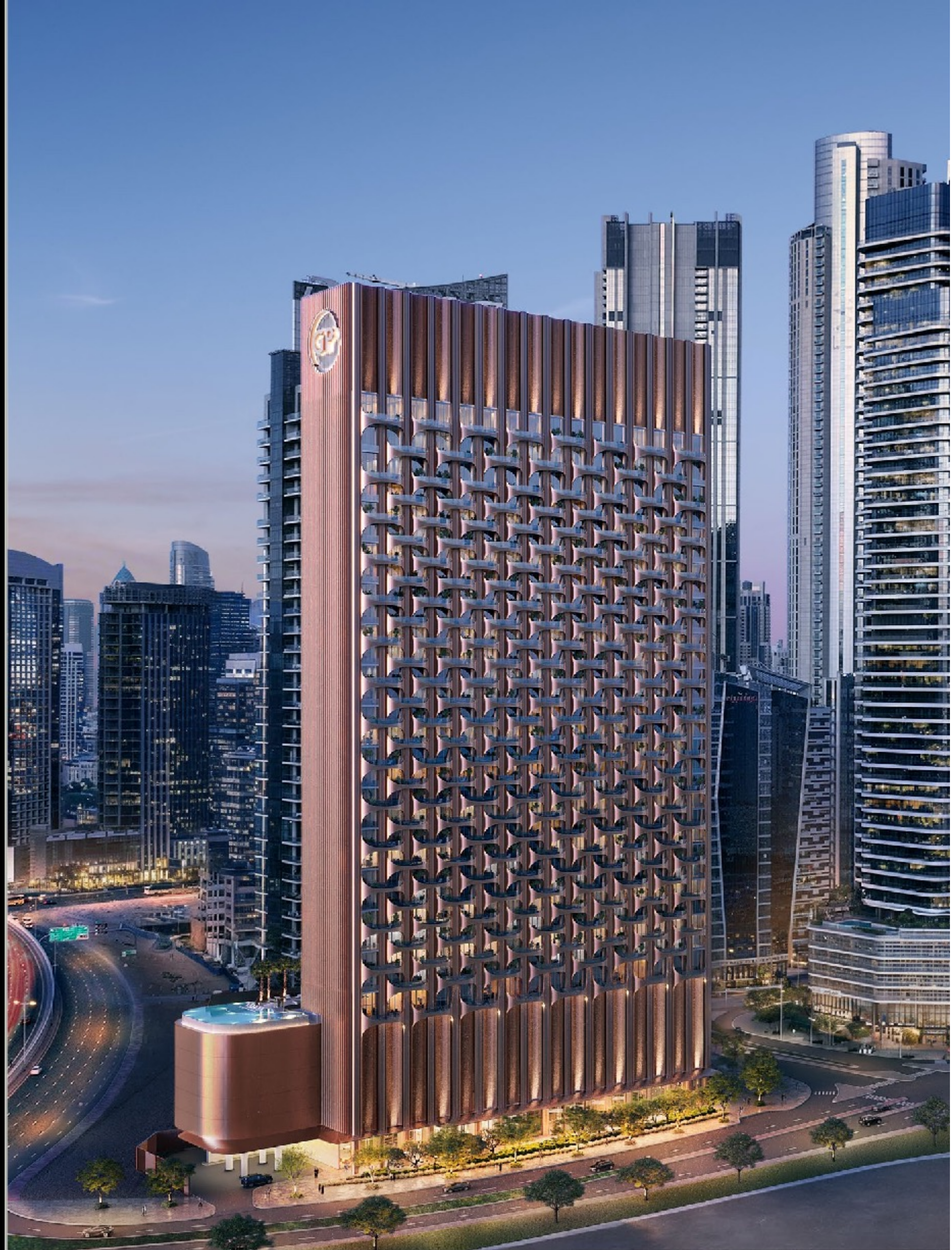


**ONE RESIDENCE**



ONE RESIDENCE

*ONE* is not just  
A LOCATION,  
*its an* ICONIC  
ADDRESS





# All in **ONE** PLACE

## 📍 IN 5 MINUTES

- Burj Khalifa
- Dubai Mall
- Business Bay
- Dubai Opera
- Dubai Water Canal Walk
- Souk Al Bahar
- The Dubai Fountain
- Bay Avenue Park
- Downtown Slide

## 📍 IN 10 MINUTES

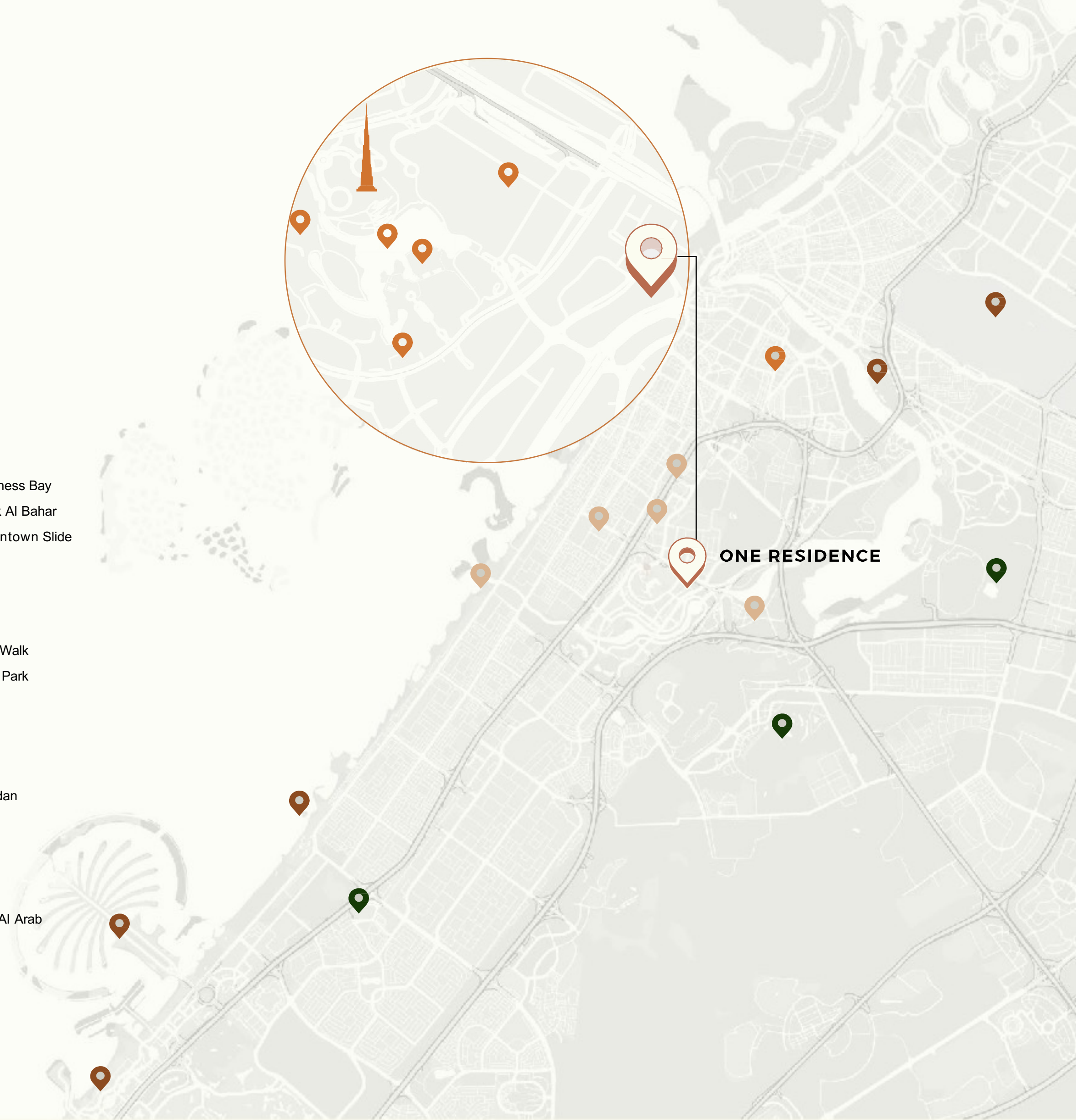
- Jumeirah Beach
- Dubai Design District
- City Walk
- DIFC
- Museum of The Future
- Safa Park

## 📍 IN 15 MINUTES

- Dubai Creek Harbour
- Mall of The Emirates
- Meydan

## 📍 IN 20 MINUTES

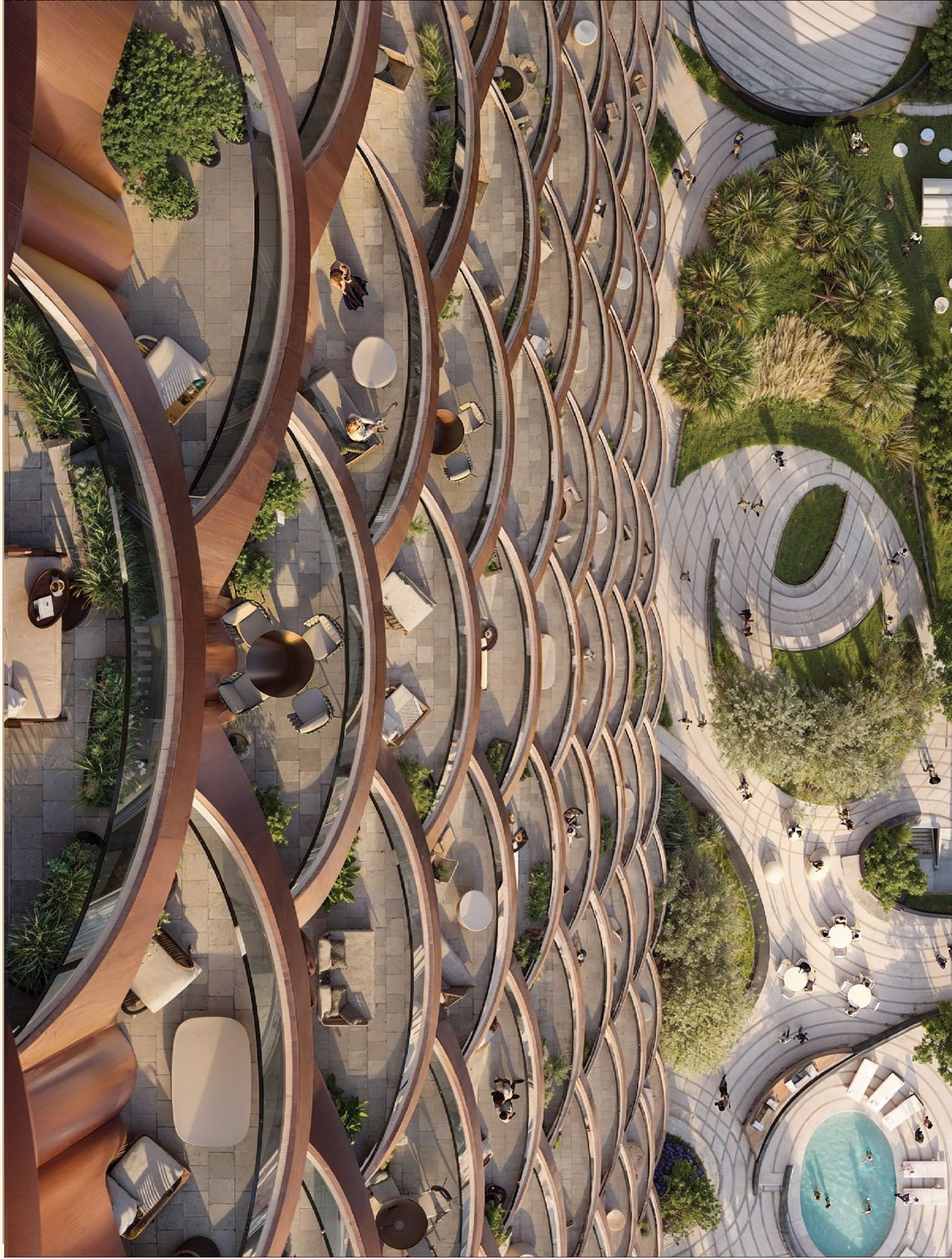
- Dubai International Airpok
- The Palm Jumeirah
- Burj Al Arab
- Jumeirah Beach Residences
- Dubai Creek Golf & Yacht Club





# ONE *of a* KIND

A design concept that speaks volumes.





# AT ONE RESIDENCE *défini* *mesure* FORM WITH FUNCTION

Comprising 453 luxury residences, ONE RESIDENCE offers a range of configurations to suit every lifestyle. Spread across 30 floors, the apartments are thoughtfully organized, ranging from cozy studios and one and two-bedroom units to exclusive penthouses.







ONE  
*it's not just* A QUIET  
SANCTUARY, *it's for*  
THOSE WHO  
APPRECIATE  
*the finer things* IN LIFE





At ONE RESIDENCE, we've chosen only the finest materials. Beige tones, brass, and copper bring a touch of luxury, while rich textures and bold patterns create a vibrant atmosphere.









**EXTERIOR  
DESIGN**



The facade showcases an engaging mix of textures and materials.

Expansive floor-to-ceiling windows are strategically integrated, offering residents sweeping panoramic views of the city skyline.

The sleek bronze-finished balconies with minimalist railings emphasise the building's vertical lines, contributing to its stature and grandeur.

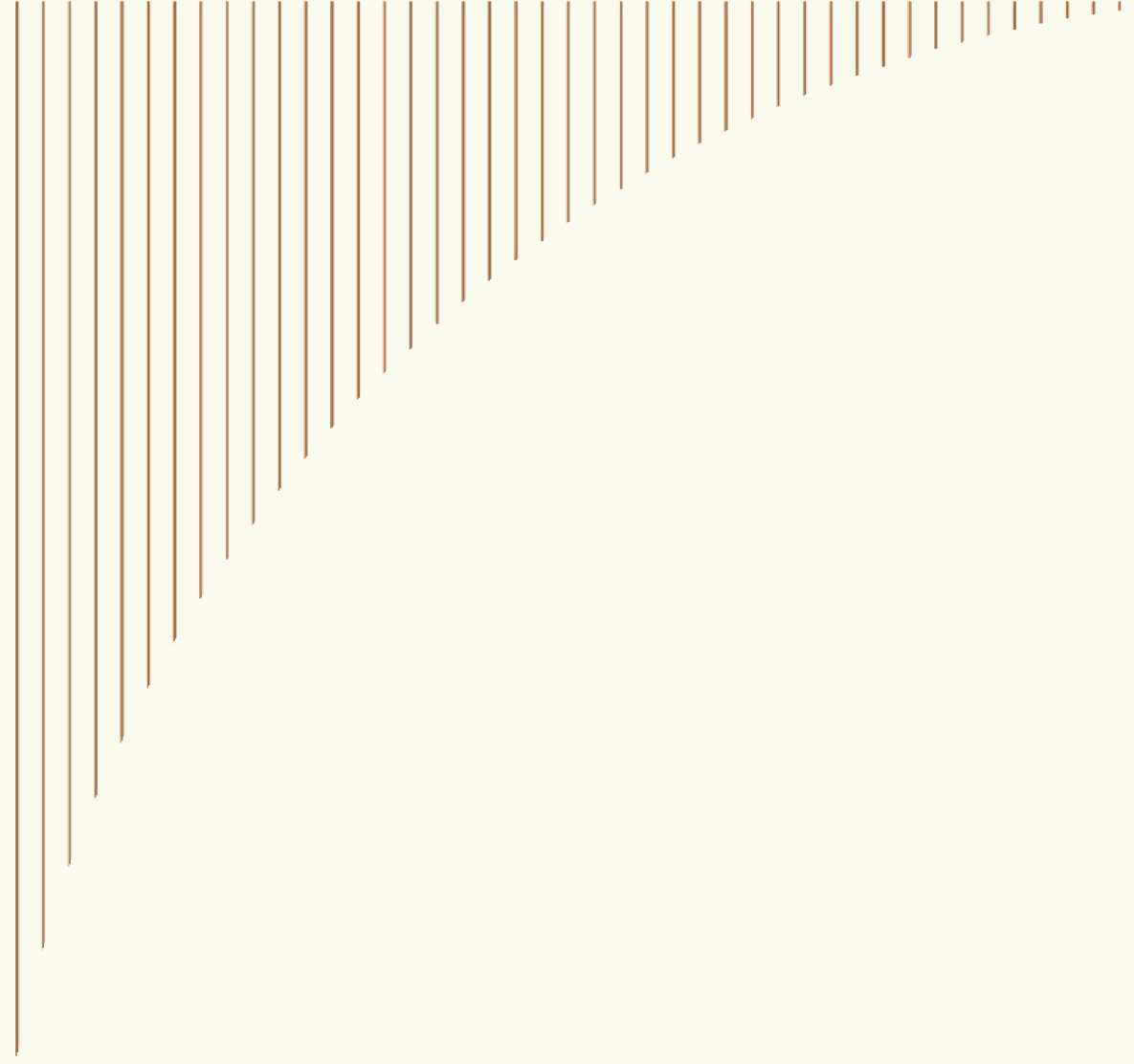
Prominently featured are luxurious copper panels that catch the sunlight, casting warm hues and creating a distinct visual allure.



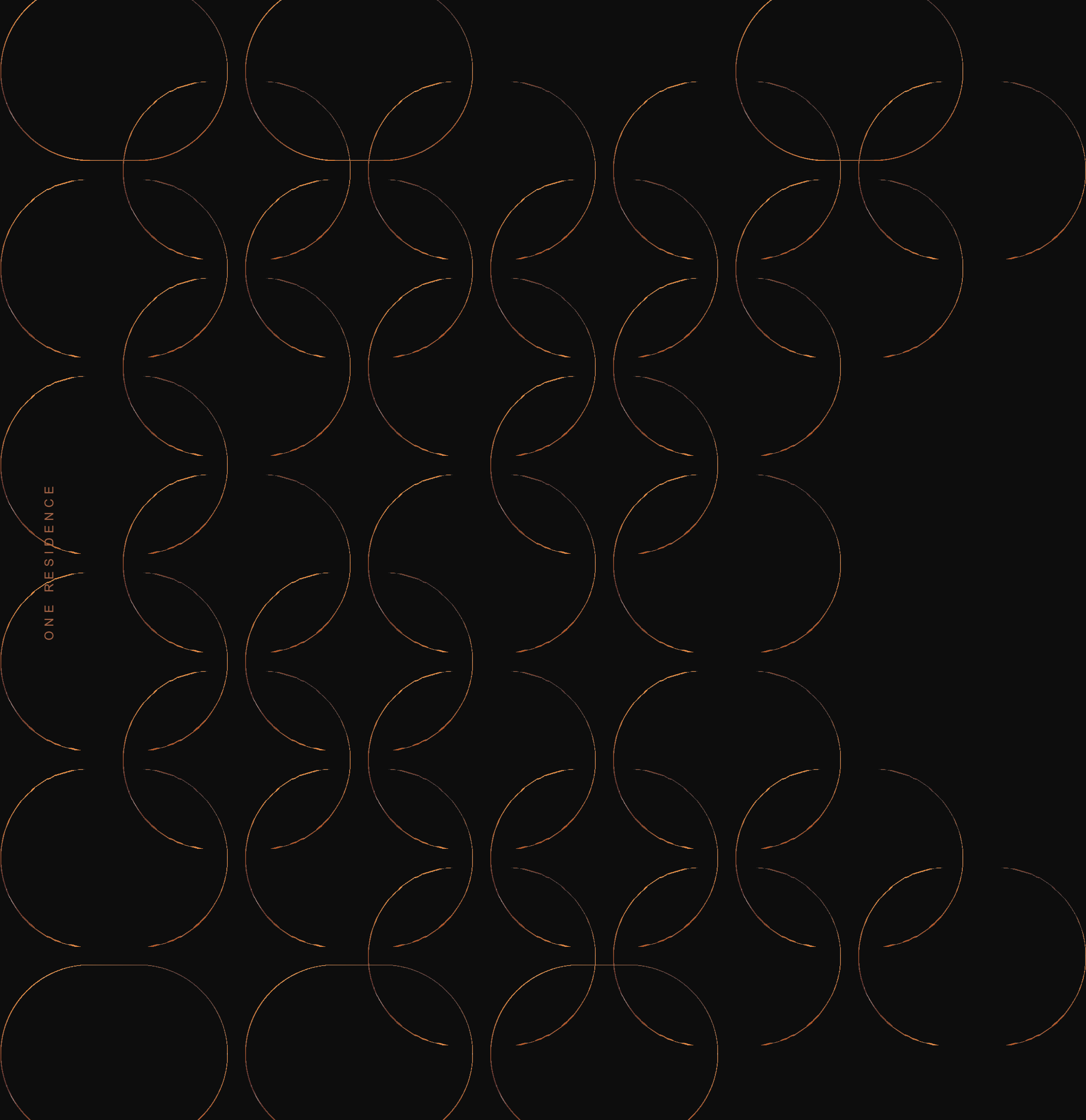




**INTERIOR**  
**DESIGN**



ONE RESIDENCE boasts a collection of one-of-a-kind visionary residences, designed to seamlessly blend modern aesthetics with luxurious finishes. Each residence offers a haven of comfort and style, catering to the tastes of those who appreciate the finer things in life.



ONE RESIDENCE

STUDIO











ONE RESIDENCE

ONE *bedroom*

















**TWO** *bedrooms*

















*Exclusive*  
**PENTHOUSES**



















ONE *destination*  
UNLIMITED  
POSSIBILITIES





# ONE *step to* WELLNESS

- State-of-the-art Gym
- Yoga Studio
- Sunbeds
- Sunken Seating
- Infinity Pool



ONE RESIDENCE

# ONE *with* NATURE

- Zen Garden
- Picnic Area
- Green spaces





ONE RESIDENCE



# ONE *place for* FUN

- Entertainment Room
- Movie Theater
- Music Room
- Golf Simulator
- Barbecue Pits





# ONE *moment* UNWIND

- The Lounge
- Co-working Space





# ONE *for the* LITTLE ONES

- Kids Pool
- Trampoline Park
- Outdoor Kids Play Area
- Kids Club



# ONE *seamless* SERVICE

- 24 x 7 Valet Service\*
- Chef on-demand\*\*
- Laundry on-demand\*\*

\* for visitors/guests only

\*\* service by pre-approved providers only,  
on chargeable basis





ONE RESIDENCE

# STYLE GUIDE



# LIVING *md* DINING AREA



Floors  
Porcelain tile flooring



Skirting  
Porcelain tile to match flooring

Walls and ceiling  
Emulsion paint

# KITCHEN



Floors  
Porcelain tile flooring



Countertops & Backplash  
Engineered Stone



Cabinets  
MDF/ Lacquered finish with solid edging

S M E G

Appliances  
Built-in Appliances by SMEG

Ceiling  
Emulsion paint



# BEDROOM



Floors  
Porcelain tile flooring



Skirting  
Porcelain tile to match flooring



Joinery  
MDF/ Lacquered finish with solid edging

Walls and ceiling  
Emulsion paint

# BATHROOM



Floors  
Porcelain tile flooring



Walls  
Porcelain tile & emulsion paint



Accent glazed tile around bath wall surround



Countertops  
Engineered stone



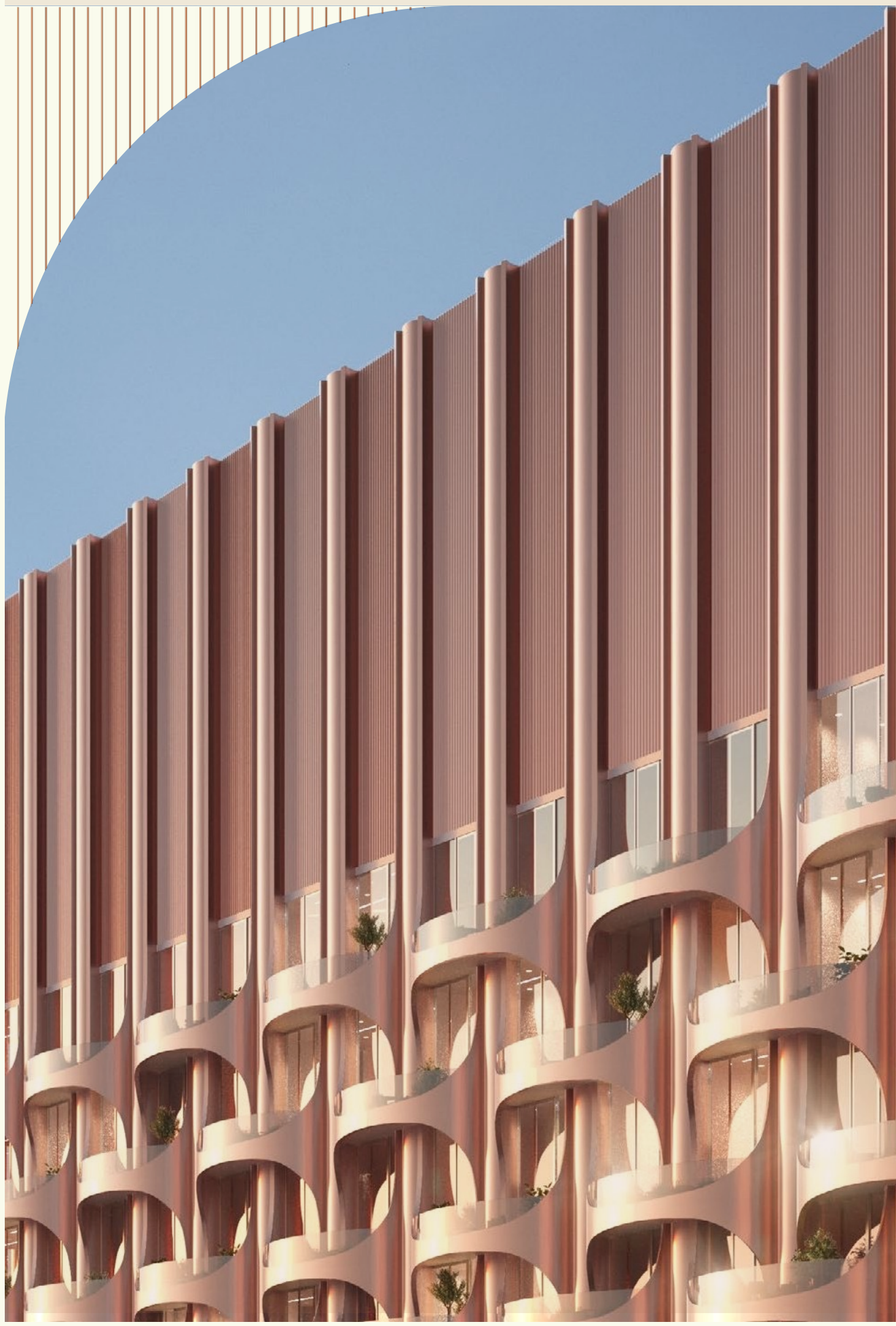
Joinery  
MDF/ Lacquered finish with solid edging



Sanitary  
Sanitary ware and mixers by Villeroy & Boch

Ceiling  
Gypsum boards finished in emulsion paint





ONE  
*it's not just* VIBRANT  
COMMUNITY,  
*it's a* TAPESTRY *of shared*  
EXPERIENCES *and*  
COLLECTIVE  
DREAMS



ONE RESIDENCE

THE *developer*





جينكو العقارية  
GINCO PROPERTIES

With a legacy spanning over 45 years, GINCO Group has left an indelible mark on the evolving skyline of the region. Established in 1975 by the founder, Mr. Gheyath Mohammad Gheyath, we have embarked on a journey of success guided by a team of world-class experts, specialists, and seasoned professionals.

Guided by visionary leadership and steadfast partnerships, we at GINCO Properties, a member of GINCO Group, are committed to shaping many success stories and advancing the legacy of our parent company.



# URBAN PROPERTIES

## DEVELOPMENT MANAGEMENT

With over 20 years of experience in the Dubai real estate market, we pride ourselves on delivering excellence in every project. Our comprehensive approach, from feasibility studies and project planning to seamless execution, ensures that each development meets market demands with unmatched proficiency and finesse.





ONE  
*isn't just* PLACE  
 TO LIVE, *it's*  
 LIFESTYLE

## PROJECT *details*

PROJECT NAME	One Residence
PROJECT TYPE	Apakments
UNITS	453
LOCATION	Downtown Dubai
HANDOVER	Q1 2027

## UNIT *mix*

Studio Apakments	From 470 sq. fl.
1-Bedroom Apakments	From 748 sq. fl.
2-Bedroom Apakments	From 1028 sq. fl.
2-Bedroom Apakments with maid's room	From 1345 sq. fl.
Exclusive Penthouses	On request

All residences fully equipped with white goods.

Level - 3B + G + M + 4P + 30





ONE  
*is the* ULTIMATE  
EXPRESSION  
*of who* YOU ARE